



COMMITTEE MEMORANDUM

TO: Members of the CIP Oversight Committee

DATE: October 17, 2011

SUBJECT: **REPORT OF THE CAPITAL IMPROVEMENT PROJECTS OVERSIGHT
COMMITTEE MEETING OF SEPTEMBER 12, 2011**

The meeting was called to order at 5:33 p.m.

Please note: These minutes are not a full transcript of the meeting.

Full audio and visual record of this meeting available online on the City's website:

http://www.miamibeachfl.gov/video/video.asp

1. **ATTENDANCE**

See attendance sheet copy attached.

2. **REVIEW AND ACCEPTANCE OF MINUTES**

5:34

Report of the corrected April 11, 2011 meeting minutes in the September CIPOC agenda packet for review by Committee.

MOTION: Acceptance of Corrected Minutes of the April 11, 2011 CIPOC Meeting

MOVED: D. Kraai 2nd: E. Carney

PASSED: Unanimous

Report of the Capital Improvement Oversight Committee Meeting of July 11, 2011

MOTION: Acceptance of Minutes of the July 11, 2011 CIPOC Meeting.

MOVED: C. Cuervo 2nd: E. Camargo

PASSED: Unanimous

3. **DISCUSSION (Impromptu)**

5:35

Saul Gross inquired about how the City and the Office of Capital Improvement Projects reconciles the Bike Master Plan within the plans for neighborhood improvements, since most of the BODRs were completed before the Bike Master Plan went into effect. Fernando Vazquez, CIP Director, explained that CIP is working on incorporating bike paths as prescribed in the Master Plan within the plans for the neighborhoods, while taking into consideration the requests from residents for such things as expanded green space in the neighborhoods. This is being specifically addressed with the Bayshore neighborhood. Saul suggested that CIP bring the remaining BODRs to the Bike Committee and work with the Committee to incorporate bike paths where they are suggested in the Master Plan. This way, conflicts can be identified and worked out.

ACTION: Bring BODRS for remaining neighborhoods to Bike Committee for discussion on integration of bike paths in CIP projects to conform with Bike Master Plan.

4. **PRESENTATIONS:**

5:38

Cooperation between residents and project team on Sunset Islands I & II

Maria Palacios, Public Information Specialist for the Office of Capital Improvement Projects, presented information on a situation on Sunset Island I as the outfall rehabilitation was taking place. There was an oak tree, planted by residents on the right of way in front of their property. This particular tree was in conflict with the construction work to be done and had to be removed. CIP, Parks and the contractor worked with the residents, who were happy to donate the tree they

had planted in the right-of-way to the island, and the tree was transplanted at the entrance to Sunset Island I & II for all to enjoy.

Bandshell Park Ribbon-Cutting

On Friday, September 9, 2011, the Parks and Recreation Department held a ribbon-cutting ceremony for the completion of the band shell at North Shore Park. Maria Palacios presented some photos and a short description of the event. Saul Gross asked that the Committee be notified about these events in advance. It was noted that CIP did not coordinate this event, and was invited. In the future, the office will endeavor to advise the Committee of these events as soon as it is made aware of them.

STAFF ACTION: Inform the Committee of ribbon-cutting events and City ceremonies, even if they are not coordinated by CIP.

5. PUBLIC COMMENTS

No Public Comments were brought forward.

6. OLD BUSINESS / REQUESTED REPORTS

Status Report: Normandy Isle Neighborhood

5:46

Mattie Reyes, Senior Capital Project Coordinator, stated that CIP is awaiting final approval and meeting minutes from the Finance and Citywide Projects Committee for the funding for the work in the Normandy Isle North neighborhood. Funding will come from PTP funds and some additional funds that were approved through the funding request process with the Finance and Citywide Projects Committee. The A/E is completing the design for the Marseille lighting, which is to include nine (9) additional light fixtures.

Status Report: Sunset Island I & II

5:48

Maria Hernandez, Senior Capital Project Coordinator, informed the Committee that the first Notice to Proceed was issued in August and a Community Pre-construction meeting will be held in October. Estimated start date is late October, and the project is expected to last 12 months.

Eleanor Carney asked for clarification about the need for a technical review panel. This will be for the CEI services (construction engineering inspector as a third party). Once the TRP meets and selects a CEI professional, this will be brought to Commission. This does not affect the presented timeline.

Elizabeth Camargo congratulated Maria and the crew on the work to relocate the tree on the island, as mentioned in the presentation. She stated that the difficult procedure was carried out with very little disturbance to the residents.

Status Report: Sunset Island III & IV

5:50

Fernando Vazquez and Mattie Reyes, Senior Capital Project Coordinator, explained that CIP is restructuring the engineering design component, now at 40%, to incorporate the FPL undergrounding into the design, as per request by the residents. To that end, the City will seek structuring this as a design/build project, which will enable the City to get a binding estimate for the work, which is an FPL requirement for undergrounding.

Last meeting, there was concern from residents that FPL had not responded. But since the meeting, FPL has been communicating with the HOA and the City and everyone is proceeding. There was a meeting with the HOA, CIP and Public Works, as well as a meeting with the City's Finance Department. Design criteria completion is expected, perhaps, by February, so the package could go out to bid for a design/build firm in spring.

Saul Gross asked how the County handles the funding for undergrounding in the neighborhoods. The answer is that they float a bond in addition to collecting money from residents through an assessment. Grace Escalante, Senior Capital Projects Coordinator confirmed this, and went on to discuss the status of undergrounding for Palm and Hibiscus Island.

Status Report: Palm & Hibiscus Island Undergrounding

5:57

Grace Escalante, Senior Capital Project Coordinator, explained that Miami-Dade County (MDC) has collected over \$500,000 in funds for the undergrounding special assessment from Hibiscus Island residents. MDC plans to float a bond in order to fund the project.

The HOA requested that FPL provide a new binding estimate for the undergrounding of Hibiscus Island only. The HOA believes that the new estimate for the undergrounding of Hibiscus Island will come in at a lower cost than the binding estimate provided on July 15, 2010. FPL's binding estimates are valid for 180 days. Once the County receives the new binding estimate from the City and FPL(including ABB & ATT), the County will pursue floating a bond to cover the costs of the undergrounding project.

The City and the County need to enter into an inter-local agreement in order to reimburse the City for the costs of the utility undergrounding project. In order for this to occur, the City of Miami Beach Commission has to adopt a policy regarding funding for private utility undergrounding. In addition, the City and the County need to reconcile the issue of FPL's requirement that they are paid upfront for the work.

Saul Gross pointed out that lessons learned with the Palm and Hibiscus endeavor for undergrounding would serve to guide Sunset III & IV. It seems that one way of handling the demands of FPL for up-front payment is to obtain a construction bridge loan. CIP is proceeding with the neighborhood improvement project as the Palm Island residents do not want any further delays due to the undergrounding issue. Currently, the FPL and HOA are in disagreement over fees incurred regarding FPL engineering costs. CIP hopes that the undergrounding issues will be resolved concurrently with the development of a design criteria package which will go out to bid to a design build firm.

Status Report: Lower North Bay Road

6:06

Maria Hernandez, Senior Capital Project Coordinator, stated that the Community Pre – Construction meeting was held, and Atkins has received the Notice to Proceed. Saul Gross clarified that the revisions to the drawings had been completed. The CEI (Atkins) has been awarded a contract, and at the time of the meeting was awaiting execution.

In Central Bayshore, which has the same CEI, a neighborhood pre-construction meeting was already held, and one was scheduled for Lake Pancoast on September 21. First Notices to Proceed have been issued for Lower North Bay Road, Central Bayshore and Lake Pancoast. All are expected to start work within a month of each other.

Saul Gross asked if the change order for Bayshore ROW has been received for the engineering changes that were made to the drawings. At the time of the meeting, the City was awaiting the change order from the construction company for the additional cost to carry out the changes to the plans. This will be brought to Commission for approval. This does not appear to delay construction.

Saul Gross asked if since the bids came in low if there are savings that can be transferred to cover the change order. The answer is yes, to a degree. Most of the changes are drainage related. Funds need to match.

Saul Gross further asked about the issuance of new stormwater bonds. Jorge Cano, Administration and Business Officer, provided an overview of the procedure for the new bond tranche. The first tranche represents approximately \$50 million. The City is awaiting a study of the City stormwater system to support the issuance. The City expects to issue the new bonds before the end of the year.

Status Report: Venetian Islands

6:12

A Technical Review Panel was scheduled to meet September 20 to select a contractor for recommendation. We anticipate that the recommendation will be presented for approval at the October Commission meeting.

Roberto Rodriguez presented the requested report on the streetscape project on the Causeway. The agenda packet included a written report. Construction, as of the meeting, was only at 22% completion. This is County construction and is moving slower than anticipated. The City had been trying to coordinate the improvements on the Venetian Islands with the County work on the Causeway. There will be an overlap of work, as crews and equipment will be sharing the same corridor, and this will affect traffic on the causeway.

Eleanor Carney requested that the contractor phases work so that the north sides of the islands are completed first and then to move to the south sides.

STAFF ACTION: Coordinate with the contractor for Venetian Islands, indicating resident request (Eleanor Carney) to phase work so that the north sides of the islands are completed first.

Saul Gross inquired if CIP is able to ask the contractor to hold their prices during the delay. Fernando Vazquez said that this is reasonable, and pointed out that the contractors for the Bayshore projects have held their bid prices since February and work is beginning in October. He also noted that prices for construction are starting to rise.

Roberto Rodriguez continued to say that the City is ready to do the watermain work on the south side of the causeway, and is awaiting the move to the south side by the County.

AT the September meeting, CIPOC requested that City officials meet with County officials to discuss several landscaping issues. The presentation is included in the agenda packet.

Eleanor Carney presented a letter from Deborah Leibowitz and Todd Davis, residents of Venetian Islands, which proposes four types of plants to be considered for the capital improvement project. She asked that it be included in the record.

STAFF ACTION: Include the presented letter in the record. *(See attachment A)*

Ms. Carney opined that coconut palms are not a wise choice for planting in the medians, because the coconuts drop and can roll into traffic. Mr. Rodriguez stated that the medians on the causeway where the palms will be planted are 15 – 20 feet wide. Mr. Rodriguez added that residents had been in favor of planting coconut palms, and this is reflected in the minutes of the community meetings that the County had with residents.

Status Report: Flamingo Park Project

6:28

Grace Escalante, Senior Capital Projects Coordinator, presented an update on the Tennis Center. CIP was to recommend a CM@ Risk contractor at the September 14 Commission meeting for approval. The hope is that a constructability review will be conducted between now and December, so that CIP can return to Commission as early as the December meeting with a

Guaranteed Maximum Price (GMP). Ms. Escalante confirmed that 17 clay courts will be built. Courts will remain open during construction, and a temporary pro shop trailer will be installed on the site.

Mattie Reyes, Senior Capital Projects Coordinator, said that an A/E is on board for the football field and handball courts and the City is planning on starting construction in February. The goal is to open up the play field by September, for the beginning of high school sports season. Two permits will be pulled: one for the play fields and one for the existing building renovations.

There was a discussion about the Boys and Girls Club building. Ms. Reyes said this is being handled by the Boys and Girls Club, but that she did meet with Zyscovich, the A/E for that project particularly, to make sure that drainage issues are being addressed. The Handball courts project is currently placed on hold pending revisions to the 30 % plans.

The entire Master Plan is being approached as individual pull-out projects in the interest of expediting the construction. The perimeter fence, for example, will be addressed with a JOC contractor. There is also a possibility that a JOC contractor can do the work on the Historic Lodge at the park. This helps to break up the projects and address the current funding shortfall, which CIP hopes will be alleviated with future budget cycles.

Status on Stormwater Master Plan

6:28

Rick Saltrick, Acting City Engineer, said that the Public Works Department is meeting regularly with CDM as revisions are being made to the Master Plan. As per the City's request, CDM removed work that was proposed within County right of way. CDM has also revised some of the unit pricing. Now, they are working on cost-estimating in preparation for the new bond issuance. This plan addresses all of the City, including "non-priority" basins. The plan now constitutes a long-range plan taking into account future conditions. The non-priority basins have met the five-year, one-day level of service for stormwater drainage.

Saul Gross asked about the Miami Beach Golf Course plan for re-use of the lake water. This was a question for the Parks Department, and Mr. Vazquez indicated that CIP would ask a representative from Parks to address that question.

STAFF ACTION: Relay Mr. Gross' question to Parks for an answer.

Dwight Kraai asked which estimates the City was using for calculations about rising sea levels. Mr. Saltrick said that the City was using a medium estimate of approximately seven inches over the next 50 years.

STAFF ACTION: Bring back estimate information for Mr. Kraai.

The stormwater master plan will first be brought to the Finance and Citywide Projects Committee for approval, then to the City Commission before it is disseminated to the public. A draft will also be brought to the CIPOC for review.

STAFF ACTION: Bring draft of the Stormwater Master Plan for review by CIPOC when it is ready for presentation to Finance and Citywide Projects Committee and Commission.

Meeting Adjourned:

6:41 p.m.